

NOTICE OF PUBLIC HEARING  
AND PUBLIC MEETING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 25th day of May, 2004 at 8 p.m. at the Leon County Courthouse, 301 S. Monroe Street, County Commission Chambers, 5th Floor, Tallahassee, Florida 32301, by the Board of County Commissioners of Leon County, Florida (the "County") relating to the issuance pursuant to an interlocal agreement by St. Johns County Industrial Development Authority (the "Authority") of its First Mortgage Revenue Bonds (Presbyterian Retirement Communities Project), Series 2004 in an aggregate principal amount not to exceed \$46,400,000 for the purpose of financing, refinancing and reimbursing the cost of various capital improvements of the following Florida not-for-profit corporations: Presbyterian Retirement Communities, Inc. ("PRC"), Palm Shores Retirement Community, Inc. ("Palm Shores"), Suncoast Manor, Inc. ("Suncoast") and Wesley Manor, Inc. ("Wesley Manor"). The capital improvements relate to the following continuing care retirement communities:

Westminster Woods on Julington Creek located on an approximately 84-acre tract whose address is 25 State Road 13, Jacksonville, Florida (located in Fruit Cove). This facility is a 322-unit continuing care retirement community and is owned by Wesley Manor. Improvements to be constructed include a new 44-unit apartment building.

Westminster Bradenton - The Manor located on an approximately 13-acre tract whose address is 1700 21st Avenue West, Bradenton, Florida. This facility is a 255-unit continuing care retirement community and is owned by PRC. Improvements include replacement of resident call and fire alarm system.

Westminster Bradenton - The Towers is located on an approximately 13-acre tract whose address is 1531 Fourth Avenue West, Bradenton, Florida. This facility is a 285-unit continuing care retirement community owned by PRC. Improvements to be constructed include a new duplex unit for village style residential units.

Westminster Bradenton - The Shores is located on an approximately 5-acre tract whose address is 1700 Third Avenue West, Bradenton, Florida. This facility is a 230-unit continuing care retirement community owned by PRC. Improvements include replacement of existing air conditioning units.

Westminster Oaks is located on an approximately 98-acre tract whose address is 449 Meandering Way, Tallahassee, Florida. This facility is a 452-unit continuing care retirement community owned by PRC. Improvements to be constructed include 44 village style residential units.

Westminster SunCoast is located on an approximately 30-acre tract whose address is 6909 MLK Jr. Street South, St. Petersburg, Florida. This facility is a 351-unit continuing care retirement community owned by SunCoast. Improvements include remodeling and refurbishing of existing village units and air conditioning improvements and replacements.

Westminster Palms is located on an approximately 3-acre tract whose address is 830 North Shore Drive, NE, St. Petersburg, Florida. This facility is a 198-unit continuing care retirement community owned by Palm Shores. Improvements include replacement and improvements of the skilled nursing facility air conditioning system.

Westminster Shores is located on an approximately 32-acre tract whose address is 125 58th Avenue S., St. Petersburg, Florida. This facility is a 222-unit continuing care retirement community owned by Palm Shores. Proceeds will be spent on redevelopment planning costs for the campus to include architectural and engineering costs.

The Public Hearing described above is required by the Internal Revenue Code of 1986, as amended. At the time and place set for public hearing, residents, taxpayers and other interested persons will be given the opportunity to express their views, both orally and in writing, on the proposed issuance of the bonds described above. Written comments may also be submitted to the County c/o Herbert Theile, 301 South Monroe Street, Suite 202, Leon County Courthouse, Tallahassee, Florida, 32301. Additional information can be obtained from such office.

Pursuant to Section 288.0105, Florida Statutes, as amended, the County hereby advises that if any person decides to appeal any decision made by the County with respect to any matter considered at such public hearing and meeting, such person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency publishing this notice no later than two days prior to the proceeding at the address given in this notice. Telephone 488-9962.

DATED: May 7, 2004.

By: BOARD OF COUNTY  
COMMISSIONERS  
OF LEON COUNTY, FLORIDA

MAY 7, 2004

Attachment # 3  
Page 1 of 1